



CITY OF RIDGECREST
100 West California Avenue
Ridgecrest, California 93555-4054

COMMUNITY DEVELOPMENT COMMITTEE
Council Conference Room
Wednesday March 12, 2008 5:30 pm

AGENDA

Members: Chair Steve Morgan, Chip Holloway, Jerry Taylor, Nellavan Jeglum

- 1. CALL TO ORDER**
- 2. APPROVAL OF AGENDA**
- 3. APPROVAL OF MINUTES**
February 7th, 2008
- 4. PUBLIC COMMENTS OF ITEMS NOT ON THE AGENDA**
- 5. UPDATE REPORT ON SURVEY TO ASSESS PROPERTY OWNERS INTEREST IN SPECIFIC PLAN CONCEPT FOR BOWMAN/CHINA LAKE GENERAL AREA (by Mathew Alexander - per February minutes)**
- 6. C.U.P. UPDATE (request from Jerry Taylor)**
- 7. DIRECTOR'S REPORT/UPDATES**
- 8. ADJOURN**



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Thursday, February 7, 2008 5:30 pm

MINUTES

Members: Chair Steve Morgan, Chip Holloway, Jerry Taylor, Nellavan Jeglum

1. CALL TO ORDER

The meeting was called to order at 5:30 p.m.

2. APPROVAL OF AGENDA

A motion was moved by Mayor Holloway and seconded by Member Taylor to approve the agenda. The agenda was approved as submitted.

3. APPROVAL OF MINUTES

A motion was moved by Member Taylor and seconded by Mayor Holloway to approve the minutes of January 10th, 2008. The minutes of January 10th, 2008 were approved as submitted.

4. PUBLIC COMMENTS OF ITEMS NOT ON THE AGENDA

Jim Fallgatter of Cobblestone Lane said he was happy to hear how the City Council had pushed back on "that guy" who made accusations against City Planner Matthew Alexander at the City Council Meeting on Wednesday evening.

5. SPECIFIC PLAN CONCEPT FOR BOWMAN/CHINA LAKE GENERAL AREA

City Planner Matthew Alexander provided members and attendees with an update of information on Specific Plans. He indicated that staff had initiated discussion about an area consisting of 240 acres almost all of which was undeveloped and almost all of which was currently zoned commercial.

He went on to say that the GPAC did not like the concept of Mixed Use and had chosen to work with a concept of commercial with a mixed use overlay providing the opportunity for mixed use without mandating it.

The documentation provided included an outline of the process that would be followed in the instance staff were asked to proceed with a Specific Plan which included the formation of a steering committee.

Chair Morgan said that he had heard comments from a lot of people in the community saying that the City had not been proactive and he believed this was an opportunity to be proactive. He went on to say that the City had this opportunity to also consider the option of an overlay which he understood would be a more cost efficient option.

Member Jeglum asked what approach the City would take and Chair Morgan responded that he felt property owners should be contacted to start with. Member Jeglum said that what she had taken away from the previous discussion on a Specific Plan was a more mandated approach where the City without the input of the property owners would initiate a Specific Plan. She said it was her belief that the government's role in the process should be one of guidance not that of property developer.

Public Services Director Jim McRea said that the O.P.R. set guidelines because a Specific Plan would be an adjunct to the General Plan and had very specific requirements. Further, he said

that the City would have to say what they wanted within the area and that that had both advantages and restrictions. He went on to say that besides commercial etc the City could also add open space. He said that Specific Plans could be adopted by a Resolution or an Ordinance.

Member Taylor said his concern was that free form development would not address circulation.

Jim Fallgatter of Cobblestone Lane said that as one of the property owners within the proposed area he thought that getting a forum together to discuss the concept was a great idea. He said he was very in favor of a Specific Plan to get optimum results for the City.

Member Taylor asked if the Committee could ask staff to take a survey and come back with a color coded map indicating if property owners were in favor or not. He said that after such a survey was completed it would even be possible to re-shape the specific plan area.

Chair Morgan then gave direction to staff to undertake such survey.

Mr. McRea asked if the Committee would like staff to undertake the survey pre or post WalMart's application. There was general discussion on the timing of this application and general agreement that the survey should take place now rather than waiting for WalMart's application.

Chair Morgan asked if Committee members were comfortable with allowing staff to proceed with whatever type of communication they decided was appropriate and this was affirmed. He also asked if Committee members were comfortable allowing Jim Fallgatter to give feedback on drafted communication and this too was affirmed.

Planner Alexander obligated to giving a progress report on that project next month.

6. C.U.P. REPORT

Mr. McRea said that there was no report to present explaining that staff was trying to hire an intern to help with the necessary research - with some difficulty. He said that two C.U.Ps were being looked at in particular – a veterinary facility not complying with landscaping requirements that would most likely come before the Council and the Econolodge.

7. DIRECTOR'S REPORT/UPDATES

Mr. McRea indicated that Gary Parsons, Economic Development Project Manager had prepared a report of current development projects which would form part of a presentation by Mayor Holloway at the upcoming Outlook Conference. Mr. McRea then gave a briefing on the Conference highlighting key speakers and events.

He advised that one of the Building Inspectors had resigned and simultaneously there was a number of projects about to begin construction.

Mr. Parsons then addressed the Committee. He said he had been asked why new retail facilities were being constructed when current ones were sitting empty. He then listed the current facilities indicating that most were either full or near capacity.

There was discussion regarding the opening of a new gymnasium. In particular the fact that the Base had recently given all DOD employees free access to the gym on Base. Chair Morgan asked if anybody other than himself felt there was a need to write to the Base protesting that decision – he suggested the drafted letter come before the City Council. There was agreement from Member Jeglum and Mayor Holloway.

Assistant City Manager Mike Avery then pointed out that protesting that decision could potentially impact DOD employee entitlements. He noted that City employees also received similar entitlements.

Chair Morgan asked for an update on the Hampton Inn. Mr. Parsons indicated that plans had not yet been approved. Chair Morgan asked if there had been an indication that the contractor used for the Spring Hill Suites would again be used for the Hampton and if so if the City had

expressed a concern. Mr. Parsons responded saying that it was the developer's choice and that he believed they would choose to use that same contractor and that when Mr. McRea had raised concern he had been asked not to attending future meetings with the developer – adding that the contractor and the developer were related. Mr. McRea then indicated that there had been conflict between the contractor and the Building Inspector and Mr. Parsons said that he was currently trying to work through any potential conflicts.

Mr. McRea advised that the Infrastructure Committee would be dealing with all issues arising from the California Integrated Waste Management Board and said that there would need to be a decision as to which Committee would address the topics of JLUS and Water Conservation.

Committee Member Comments

Chair Morgan noted he could not attend the meeting scheduled for 6th March. Mayor Holloway advised same and there was agreement to re-schedule the meeting to 12th March.

8. ADJOURN

The meeting was adjourned at 6:42 p.m.



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